

Deerfield Village Community Association

ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Thursday, May 23, 2024, 7:00 pm

Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Terry Gray (Vice-Chair), Ruth Delaunay (Secretary), and Brent Burris (Member), Steve Gunzelman, Robin Haworth, Deborah Plattsmier, Buddy Scott, Glenn Sommers, Elaine Mills, and Glen Williams. Absent were Philip Lanhem, Lisa Rice, Nick Ruthaup, Kristine Spiller, Alan Copeland, and Laurie Johnson.

The meeting of the Deeds Guidelines Committee of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive in Houston, Texas 77084. Chairman Eric Toureilles called the meeting to order at 7:07 PM.

I. DETERMINATION OF A QUORUM (8 required)

Eric Toureilles determined there was a quorum.

II. MEETING MINUTES

Motion to accept the meeting minutes was made by Terry Gray and seconded by Steve Gunzelman. Unanimously approved.

III. REVIEW OF AGC DOCUMENTS

a. The committee discussed a suggestion made by Steve Gunzelman regarding the separation of the protective covenants and architectural guidelines. Terry Gray will research the structure of other associations' protective covenants and architectural guidelines. He will follow up with the committee at the next meeting.

i. The committee reviewed a list of 22 common issues that were collected from resident feedback. The committee reviewed each issue for the following: (a) is it currently included in the current protective covenants, (b) if so, is it adequately addressed, (c) is there an enforcement issue, and (d) is it regulated by state law.

The committee discussed the addition of a format to note specific architectural guidelines that are regulated by state law, for informational purposes only.

b. The committee is reviewing the protective covenants for each Deerfield section. Currently, each Deerfield section is independent of each other, and the committee is tasked with developing a unified protective covenant document.

c. Glenn Sommers shared the Deeds primer that was written in 2016 and serves as a representation of the current process. The committee is charged to review the architectural control guidelines written in 1986, Section 6's protective covenants, and the recent work by the committee before the next meeting to share feedback on what should be included from each of these documents as they develop the unified protective covenants.

IV. RESIDENT COMMUNICATION

- a. A one-page document, developed by Laurie Johnson, that is to serve as a communication tool to inform Deerfield residents of the AGC process will be reviewed at the next committee next meeting.
- b. Deborah Plattsmier will be writing the committee's update for the next community newsletter.
- c. AGC Committee Meeting Dates/Times - Glenn Sommers proposed that meeting dates and times be posted on the Deerfield community website. The agenda is to be posted 3 days prior to the meeting. Motion was made by Glenn Sommers, seconded by Buddy Scott. Unanimously approved.

V. ADJOURNMENT

The next meeting will be Wednesday, June 12th, 2024, at 7 pm. The motion to adjourn the meeting at 8:58 pm was made by Eric Toureilles and seconded by Glenn Sommers. Unanimously approved.

Signed: 

Date: May 23, 2024